



Longfellow Road, Worthing



Offers In Excess Of
£175,000
Leasehold

- First Floor Apartment
 - Close to Transport Links
 - One Double Bedroom
 - EPC Rating - TBC
 - Spacious Lounge/Diner
 - Council Tax Band - A
 - Central Worthing
 - Leasehold
- Location

Robert Luff & Co are delighted to offer to the market this well presented one bedroom first floor apartment situated in the heart of the popular poets district, just round the corner from the shopping parade on Tarring road, bus services and mainline station. The property benefits from a spacious South facing lounge, fitted kitchen and a double bedroom.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance

Stairs up to first floor.

Front Door

Opening into:

Entrance Hall

Cupboard housing electric meters. Wall mounted heater. Down lights.

Spacious Lounge/Diner 17'3" max into bay x 14'0" (5.28 max into bay x 4.29)

TV point. Telephone point. Wall mounted electric heater. Wooden fire surround with marble insert. Coving. Door to:

Kitchen 10'10" x 8'4" (3.31 x 2.55)

A range of fitted base and wall units with roll top work surface incorporating a stainless steel sink with mixer tap. Fitted electric oven. Four ring hob with extractor fan over. Tiled splash back walls. Space for fridge/freezer. Space and plumbing for washing machine. Storage cupboard. Double glazed UPVC window with Southerly aspect.

Double Bedroom 11'5" x 9'8" (3.50 x 2.97)

Double glazed window.

Bathroom

Wood panel enclosed bath with mixer tap, fitted over bath heat store shower. Pedestal wash hand basin. Low flush WC.

Tenure

Leasehold with a new lease upon sale completion.



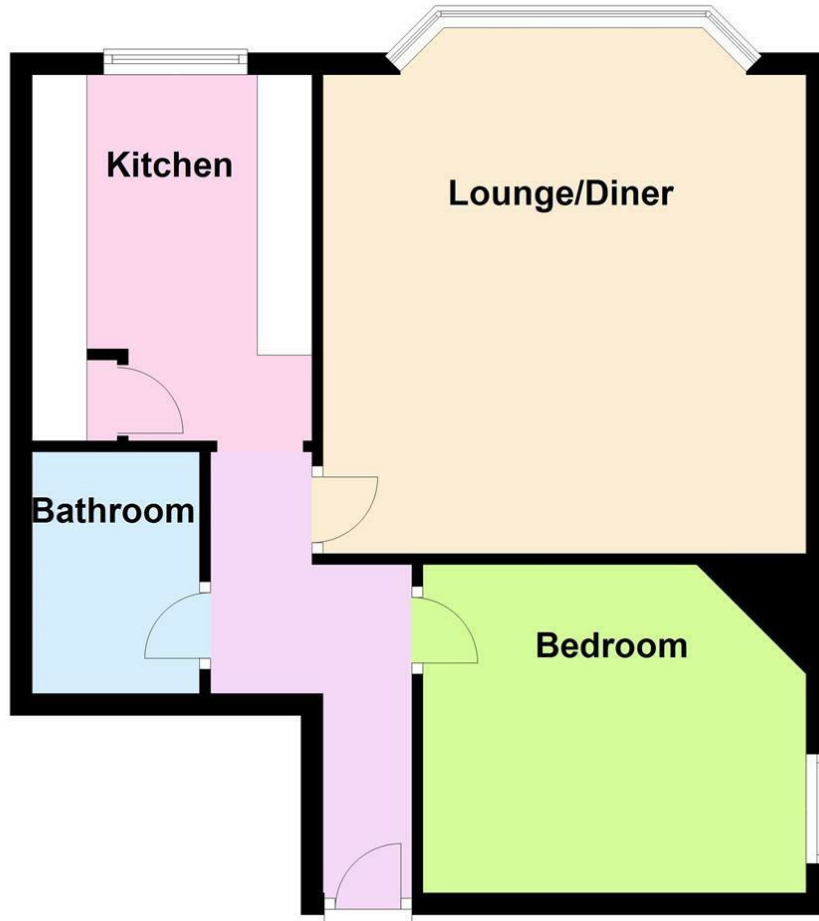
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Floor Plan

Approx. 48.5 sq. metres (522.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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